

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
APRIL 21, 2022**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Frances Hardrick, Chair
Commissioner Kathryn West
Commissioner Jose Galvan
Commissioner Monique Charlier

MEMBERS EXCUSED: Commissioner Lois A. Smith, Vice Chair
Commissioner Bill Schwartz
Commissioner Ashanti Hamilton

ALSO IN ATTENDANCE: David P. Misky, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the Minutes of the March 17, 2022 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding property disposition, the required Class II notice was published in the Daily Reporter on April 7th and April 14th.

Item 1, Public Hearing

Resolution authorizing the conveyance of 2900 West Hopkins Street and 3010-24 West Hopkins Street to the City of Milwaukee for assemblage with the adjacent City-owned properties for redevelopment of Melvina Park.

Tory Kress of the Environmental Team introduced the item by stating this resolution is to convey two Authority-owned parcels to adjacent City-owned parcels to expand Melvina Park. The two RACM parcels had a mix of former uses including housing, a service station, and manufacturing. A.O. Smith acquired the parcels in the late 1970s and early 1980s. The Authority acquired the properties in 2009 when the former Tower Automotive/MITC properties were purchased. Since that time staff has been assessing and remediating the environmental issues with the parcels. In 2018 MKE Plays and the Century City Triangle Neighborhood Association (CCTNA) began discussing expanding Melvina Park. In addition, UWM's Community Design Solutions worked with the neighborhood and prepared some renderings that included play areas, a dog park, soccer fields, basketball courts, raised garden beds, and an outdoor gathering space.

Joe Kaltenberg of the City of Milwaukee Department of Public Works and MKE Plays spoke of the collaborative nature of the design and that the properties will be assembled and rezoned as Park.

Commissioner West asked how the initial vision/design was agreed upon to which Mr. Kaltenberg described the interaction with the CCTNA and certain themes arose along with

programmatic possibilities. Commissioner West then asked if this was always contemplated to be a park. Mr. Kaltenberg responded that the current Melvina Park was scheduled to be refreshed by the City and the collective group determined park expansion was needed. Ms. Kress also stated the Authority-owned sites had been briefly considered for housing but that the neighborhood and elected officials thought expansion of the park was more appropriate.

Yvonne McCaskill of the CCTNA and resident of the neighborhood for 49 years provided historical context including the history of Melvina Park. The CCNA has had quality of life concerns for many years and this resident-driven initiative to expand Melvina Park is critical to the vitality of the neighborhood, particularly the kids who live in the area.

Commissioner Charlier asked about the remediation status of the Authority lots. Are there soil restrictions that result in the raised garden beds?. Ms. Kress stated the soil has already been managed and the site is capped. The Authority is currently requesting closure from the State. The raised beds are easier to build and move and allow for people with all abilities to get engaged.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10905.

Item 2, Public Hearing

Resolution approving Amendment No. 6 for the Park East Redevelopment Plan.

Planning Manager Sam Leichtling provided the background for the resolution and stated the Redevelopment Plan was drafted to establish use and design. The 2005 RED zoning was the result of that Redevelopment Plan which sent many special uses to the Board of Zoning Appeals (BOZA) and some to the Authority such as height variances and rooming houses. Amendment No. 6 would clarify that all special uses would go to BOZA instead of the Authority and would update the plan to be consistent with all other zoning documents.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10906.

Item 3, Regular Business

Resolution authorizing a License Agreement with Great Lakes Sport Fishermen of Milwaukee, Wisconsin for the property at 1990 North Commerce Street.

Assistant Executive Director Dave Misky presented the item. The Authority staff had received a request to use the property at 1990 N. Commerce Street which is leased by the Milwaukee Rowing Club. The proposal was from the Great Lakes Sports Fishermen of Milwaukee, Wisconsin (GLSF), a local non-profit that was created to improve the fisheries of the Great Lakes, to affix net pens to the dockwall for fish to be held until they are released to the river. The organization has a 5-year contract with the Wisconsin Department of Natural Resources (WDNR) to move the fish from the State hatcheries to the Milwaukee River or Lake Michigan.

Brian Haydin of the GLSF further described the organization as one that provides advocacy to the WDNR for fish that do not reproduce naturally and have to be stocked in the Milwaukee River Estuary. The net pens have been tethered to the Milwaukee Sailing Center docks in the past but the storm in January 2021 decimated their docks. Ideally, the net pens would be placed as far up river as possible so the fish can imprint in the tributary and return to spawn in the future. The GLSF has met with the Milwaukee Rowing Club which is agreeable to this request since it does not interfere with their operations.

Commissioner Galvan asked for clarity on the net pens and whether they are temporary structures. Mr. Haydin stated the pens are tethered to the dock wall for two weeks in the Spring and possibly two weeks in the Fall. The small fish would imprint during those two weeks in the net pen as the pens and fish are maintained by the GLSF.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10907.

Item 4, Regular Business

Resolution authorizing entering into contracts that will piggyback off the City of Milwaukee's Environmental Service City-wide blanket contracts for environmental contracting and consulting services.

Scott Stange, Redevelopment Authority Contracts Administrator, stated the Authority posted an RFP for environmental contracting and consulting services and received 8 responses. A review committee comprised of Authority staff interviewed 5 respondents and settled on offering a contract to 4 of the respondents including AECOM, The Sigma Group, Ramboll, and TRC. Three of the four are existing contractors that have an aggregate Small Business Enterprise of 26% for their existing contracts, exceeding the goal of 18%. The Authority contract would be a piggyback contract of the recently-approved City contract for these same services.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10908.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule the next regular meeting for **May 19, 2022**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.



David P. Misky
Assistant Executive Director-Secretary

NOTE: An audio file of this meeting is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.

